

**220 Branyan Drive, Avoca, Qld 4670**



**House For Sale**

Wednesday, 12 June 2024

220 Branyan Drive, Avoca, Qld 4670

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2580 m2**

**Type: House**



Scott Wade

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**\$1,350,000**

The stunning executive home is superbly located in one of Bundaberg's most sought after suburbs. At an enormous 460m<sup>2</sup> and including a separate detached granny flat, the home itself is spacious enough for multiple families or anyone with extended family or teenagers. This incredibly rare block is a whopping 2,580m<sup>2</sup>, which is almost unheard of in this location, it's actually the size of 3 x normal size residential blocks. The position of the home on the block gives a huge range of potential opportunities for the rest of the block, some of which include potentially subdividing and selling off the additional block/s, building another dwelling on the other side of the block, or simply extending the home and adding a pool or additional shed space. Some other property features include:- 4 Large built-in bedrooms to the house + 1 additional bedroom in the detached granny flat- Enormous Master bedroom with gigantic ensuite & walk in robes. The beautiful ensuite features his & hers vanities + a nice size shower & relaxing bath- The home has beautiful flowing timber flooring throughout the main living areas. It is absolutely breathtaking walking into this home for the first time.- Ducted air-conditioning throughout, high ceilings + feature down lights- The expansive chefs-style kitchen features all top of the range stainless steel appliances + ample cupboard and bench space.- Large separate laundry with loads of linen and cupboard space- Absolutely no expense has been spared on this property, despite being only 9 years old, the entire home is flawless throughout, it still looks like the builder handed over the keys yesterday!- The charming, white plantation shutters throughout adds to the modern feel of the home- The opulent outside entertaining area is an absolute showpiece of the home... Fully tiled and with it's own kitchen, roll down blinds and impressive built-in BBQ area, it offers a relaxed alfresco dining experience for you and your guests.- Ultimate privacy and security throughout with security gates down both sides of the home, as well as large fencing a privacy trees throughout.- Out the back, there's a large breezeway which separates the home from the detached Granny flat, which is perfect for anyone with teenagers, in-laws, extended family, or just a nice getaway location for when guests stay the night.- Built-in vacuum maid throughout + premium grade fittings & furnishings throughout.- One of biggest features of this property has to be the yard space, it is almost unheard of to have this kind of pristine yard space within a suburban location. You would need to travel an additional 10+ minutes away from town to even come across a 2,580m<sup>2</sup>+ block.- The backyard area is ideal for anyone who has kids or anyone that just loves the additional space. With large private fencing and an assortment of native trees and plants, it really is a peaceful & tranquil place to relax and enjoy life.- The home offers a triple bay remote garage to the front + an additional 1 bay shed out back.- Ideal location, walking distance to Avoca school, 2 minutes to Sugarland shopping centre, stocklands shopping centre, brothers sports club, multiple hospitals, the airport & only 5 minutes to the Bundaberg CBD!- If you're beach lover, the you're only a short 20 minute drive to the Beautiful Bargara beach & Bargara Esplanade! For more information, to arrange an immediate inspection or to submit your offers, Phone (or text) Exclusive Marketing agent Scott Wade from Location Property Agents today on 0406 513 647! At a glance: Bedrooms: 5 Bathrooms: 3 Living: 4 Car Accom: 4 Land size: 2,580m<sup>2</sup>